

ARCHITECTURAL BOARD OF REVIEW AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR. STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Monday, February 23, 2009 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS: CHRISTOPHER MANSON-HING, Chair

DAWN SHERRY, Vice-Chair

CLAY AURELL JIM BLAKELEY

CHRISTOPHER GILLILAND

CAROL GROSS GARY MOSEL KEITH RIVERA PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO GRANT HOUSE (ALTERNATE)

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor

MICHELLE BEDARD, Planning Technician KATHLEEN GOO, Commission Secretary

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) Photographs - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. Plans - three sets of folded plans are required at the time of submittal & each time plans are revised. Vicinity Map and Project Tabulations - (Include on first drawing) Site Plan - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting & irrigation plan. Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final ABR approval.
- Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Michelle Bedard, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Or by email at mbedard@santabarbaraca.gov. Please check our website under City Calendar to verify closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

- 1. That on Thursday, February 19, 2009 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/abr.
- 2. This regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer via http://www.santabarbaraca.gov/Government/Video/ and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at Noon and the following Monday at 9:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/abr and then clicking *Online Meetings*.

GENERAL BUSINESS:

- A. **Public Comment:** Any member of the public may address the Architectural Board of Review for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)
- B. Approval of the minutes of the Architectural Board of Review meeting of February 09, 2009.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

FINAL REVIEW

1. 100 W ANAPAMU ST C-2 Zone

(45 min) Assessor's Parcel Number: 037-052-0RW
Application Number: MST2005-00619
Owner: City of Santa Barbara

Applicant: Lisa Arroyo, Project Engineer

Architect: Conceptual Motion Landscape Architect: Earthform Design

(West Downtown Improvement Project proposal to install pedestrian lighting, repair sidewalks, and enhance intersections with curb extensions and crosswalks. Also proposed is new landscaping for the 0-400 blocks of West Anapamu and West Ortega Streets. This project will be reviewed by both the Architectural Board of Review and the Historic Landmarks Commission.)

(Preliminary Approval of Architecture granted 11/17/08. Preliminary Approval of Landscaping and Final Approval of Architecture is requested.)

CONCEPT REVIEW - CONTINUED ITEM

2. 3714 STATE ST C-P/SD-2 Zone

(4:00) Assessor's Parcel Number: 053-300-023 (60 min) Application Number: MST2007-00591

Owner: Kellogg Associates
Agent: L&P Consultants
Architect: Blackbird Architects

Owner: James Read

(This is a revised project (MST2003-00286). This is an alternate site proposal which eliminates the proposed hotel and instead proposes commercial office space. Proposal to demolish the existing, 52,815 square foot, 113-room hotel (Sandman Inn) and to redevelop the site with a 14,254 square foot, two-story, office building and 73 residential condominium units (ranging from two to three stories) over two parcels (APNs 053-300-023 & 053-300-031), totaling 4.6 acres. Of the 73 proposed residential condominiums, there are 41 three-bedroom units, 14 two-bedroom units, and 18 one-bedroom units. 11 of the 73 units are proposed affordable units. The proposal includes 228 parking spaces, 162 for the residential units, 66 for the commercial space. 167 of the 228 parking spaces are proposed underground. This project requires Planning Commission Review of a Tentative Subdivision Map, Development Plan Approval, Lot Line Adjustment, and a modification for inclusionary housing units.)

(Second Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis, Planning Commission Review of a Tentative Subdivision Map, Development Plan Approval, Lot Line Adjustment, and a modification for inclusionary housing units.)

PRELIMINARY REVIEW

3. 1298 COAST VILLAGE RD

C-1/R-2/SD3 Zone

(5:00) Assessor's Parcel Number: 009-230-043 (50 min) Application Number: MST2004-00493

> Architect: Jeff Gorrell Applicant: John Price

Owner: Olive Oil & Gas L P

(Proposal to demolish the existing gas station and service bays and construct a new three-story, mixed-use building on an 18,196 square foot lot. The 16,992 square foot building would include 4,800 square feet of commercial space on the ground floor and 12,192 square feet of residential space on the second and third floors. The residential component would include 8 units, which would include two one-bedroom and six two-bedroom units. A total of 36 parking spaces are proposed to include 19 commercial spaces and 17 residential spaces. A total of 11,000 cubic yards of cut and fill is proposed. Project received Planning Commission approval, with conditions, on 3/20/08 and City Council approval on appeal, with conditions, on 7/15/08 for a Local Coastal Plan Amendment, a Zone Change, a Tentative Subdivision Map, a Coastal Development Permit, Development Plan Approval, and Modifications. The project requires compliance Council Resolution No. 08-084.)

(Project requires compliance with City Council Resolution No. 08-084.)

** THE BOARD WILL RECESS AT 5:50 P.M. AND RECONVENE AT 6:10 P.M. **

CONCEPT REVIEW - CONTINUED ITEM

4. 617 BRADBURY AVE C-2 Zone

(6:10) Assessor's Parcel Number: 037-122-006 (45 min) Application Number: MST2007-00559 Owner: Leed Santa Barbara, LLC

Architect: AB Design Studio

(This is a revised project. Proposal to demolish an existing 458 square foot single-family residence and construct a new three-story 5,978 square foot mixed-use development on a 5,000 square foot lot in the C-2 Zone. The project includes 918 square feet of commercial area, comprised of two retail spaces at 425 and 493 square feet, and two residential condominiums, comprised of 1,709 and 1,679 square feet. A total of seven (three commercial and four residential) covered parking spaces are proposed. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval Findings for new commercial square footage.)

(Fourth Concept Review. Comments only; Project requires Environmental Assessment and Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval Findings.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 130 S ALISOS ST R-3 Zone

(6:55) Assessor's Parcel Number: 017-212-014 (45 min) Application Number: MST2008-00587

Owner: St. George Edward Revocable Trust

Applicant: Steve Walton
Architect: Eric Swenemson

(Proposal to construct a new 1,002 square foot residential unit and five new two-car garages (2,192 square feet) on a 16,686 square foot parcel. The proposal includes additions to each of the four existing residential units totaling 1,304 square feet. The application will result in a total of five residential units (one three-bedroom and four two-bedroom units) ranging between 1,002 and 1,232 square feet. The proposal includes the demolition of the existing 772 square foot carport and a 116 square foot laundry structure, a total of 20 cubic yards of grading, the removal and/or relocation of 16 trees (ranging 5 to 12 inches in diameter), and a new 3 ½ foot high split rail fence along Alisos Street)

(Comments only; project requires Environmental Assessment.)

CONCEPT REVIEW - CONTINUED ITEM

6. 1032 OLIVE ST R-3 Zone

(7:40) Assessor's Parcel Number: 029-230-018 Application Number: MST2008-00239

Owner: Mark Mansfield and Monique Hartley

Architect: B3 Architects

(Proposal to demolish an existing one-story, 1,310 square foot, single-family residence and 253 square foot, detached one-car garage and construct three new, three-story, LEED Certified, residential condominiums totaling 5,217 square feet on a 7,500 square foot lot in the R-3 Zone. The units include two two-bedroom units and one three-bedroom unit and range in size from 1,450 square feet to 2,122 square feet. The proposal includes a total of six on-site parking spaces on a partial subterranean level, 560 cubic yards of grading, roof decks, the integration of solar panels and other LEED Certified components. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and zoning modifications.)

(Second Concept Review. Comments only; Project requires Environmental Assessment and Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval Findings.)

CONSENT CALENDAR - SEE SEPARATE AGENDA